



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
CHARLES VANG, Vice Chair
NUEL BROWN
NAT DIBUDUO
HAL KISSLER

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

September 15, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes**
- B. Communications**
- C. Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Plan Amendment Application No. A-03-18, Rezone Application No. R-03-79, Conditional Use Permit Application No. C-04-148, Vesting Tentative Tract Map No. 5248/UGM and environmental findings, filed by Granville Homes, for 136 acres of property located on the south side of East Church Avenue, between South Sunnyside and South Fowler Avenues. ***(Continued from meeting of September 1, 2004.)***
1. Environmental Assessment No. A-03-18, R-03-79, C-04-148, T-5248, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-18, proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan pertaining to approximately 22 acres of the project site from the community commercial (12 acres), medium-high density residential (5 acres) and medium density residential (5 acres) planned land use designations to the medium density residential (17 acres) and medium-high density residential (5 acres) land use designations. The plan amendment application also proposes to delete the equestrian portion of the multi-use trail along East Jensen Avenue, between South Fowler and South Clovis Avenues.
 3. Rezone Application No. R-03-79, proposes to rezone the subject site from the R-R (*Rural Residential-Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district for 117 acres, and to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district for 19 acres.
 4. Vesting Tentative Tract Map No. T-5248/UGM, proposes to subdivide the westerly 117-acre portion of the site into a 424-lot single family residential subdivision with 1 remainder parcel and 2 outlots.
 5. Conditional Use Permit Application No. C-04-148, proposes to allow the subdivision to have reduced front-yard setbacks to allow the "swing garages" which may also be used for habitable space.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval of the plan amendment and rezone applications to the City Council; Approve the tentative tract map and conditional use permit applications
 - Will be considered by City Council (Plan Amendment and Rezone Applications only)

VII. CONTINUED MATTERS - *Continued*

- B. Consideration of Tentative Tract Map No. 5326/UGM and environmental findings, filed by Rabe Engineering, on behalf of Goon Pattonumotana, for 16 acres of property located on the east side of North Blythe Avenue, between West Shields and West Dakota Avenues. ***(Continued from meeting of August 18, 2004.)***
1. Environmental Assessment No. T-5326, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Tentative Tract Map No. T-5326/UGM, proposes to subdivide the entire 16-acre site into a 69-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve
 - May be considered by City Council

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-04-40 and environmental findings, filed by Dirk Poeschel, for 1.96 acres located on the south side of the San Joaquin River bluff edge between North Marks Avenue and North Van Ness Boulevard.
1. Environmental Assessment No. R-04-40, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-40, proposes to rezone the subject property from the AL-20 (*Fresno County*) zone district to the R-1-E/BP/UGM (*Single Family Residential Estate/Bluff Preservation Overlay/Urban Growth Management*) zone district.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Arnoldo Rodriguez
 - Staff Recommendation: Recommend Approval with conditions
 - Will be considered by City Council

VIII. NEW MATTERS – Continued

- B. Consideration of Rezone Application No. R-04-49 and environmental findings, filed by Hung Nguyen, for 0.54 acres of property located on the northwest corner of East Olive Avenue and North Angus Street.
1. Environmental Assessment No. R-04-49, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-49, proposes to rezone the 0.54-acre project site from the C-P (*Administrative and Professional Office*) zone district to the C-6 (*Heavy Commercial*) zone district.
 - Fresno High-Roeding Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Michael Sanchez
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- C. Consideration of Rezone Application No. R-04-13, Vesting Tentative Tract Map No. 5285/UGM and environmental findings, filed by Yamabe and Horn, on behalf of Jeffrey Wall, for 9.3 acres of property located on the east side of North Brawley Avenue between West Clinton and West Princeton Avenues.
1. Environmental Assessment No. R-04-13, T-5285, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-13, proposes to rezone the 9.3-acre project site from the AE-20 (*Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. T-5285/UGM, proposes to subdivide the entire 9.3-acre site into a 45-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Michael Sanchez
 - Staff Recommendation: Recommend Approval of the rezone application to the City Council; Approve the tentative tract map application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS – Continued

- D. Consideration of Rezone Application No. R-04-32, Vesting Tentative Tract Map No. 5290/UGM and environmental findings, filed by Quad Knopf, on behalf of Centex Homes, for 36 acres of property located on the southwest corner of South Armstrong and East Hamilton (alignment) Avenues.
1. Environmental Assessment No. R-04-32, T-5290, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Rezone Application No. R-04-32, proposes to rezone the 36-acre project site from the AE-5/UGM (*Five Acre Exclusive Agriculture/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. T-5290/UGM, proposes to subdivide the entire 36-acre site into a 155-lot single family residential subdivision.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval of the rezone application to the City Council; Approve the tentative tract map application
 - Will be considered by City Council (Rezone Application only)
- E. Consideration of City of Fresno Final Environmental Impact Report No. 10132 (State Clearinghouse No. 2002071074), filed by the City of Fresno Department of Public Works for the widening of North Chestnut Avenue to four lanes between East Shaw and East Bullard Avenues
- Hoover Community Plan Area
 - Council District 4 (Councilmember Castillo)
 - Staff Member: Scott Mozier, Department of Public Works
 - Staff Recommendation: Recommend Certification of the EIR
 - Will be considered by City Council

IX. REPORT FROM SECRETARY

- A. Discussion and direction regarding Planning Commission policy for lot to lot interface between existing and proposed single family residential tracts.

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT